

EXHIBIT "A"

2024-3848-ZC

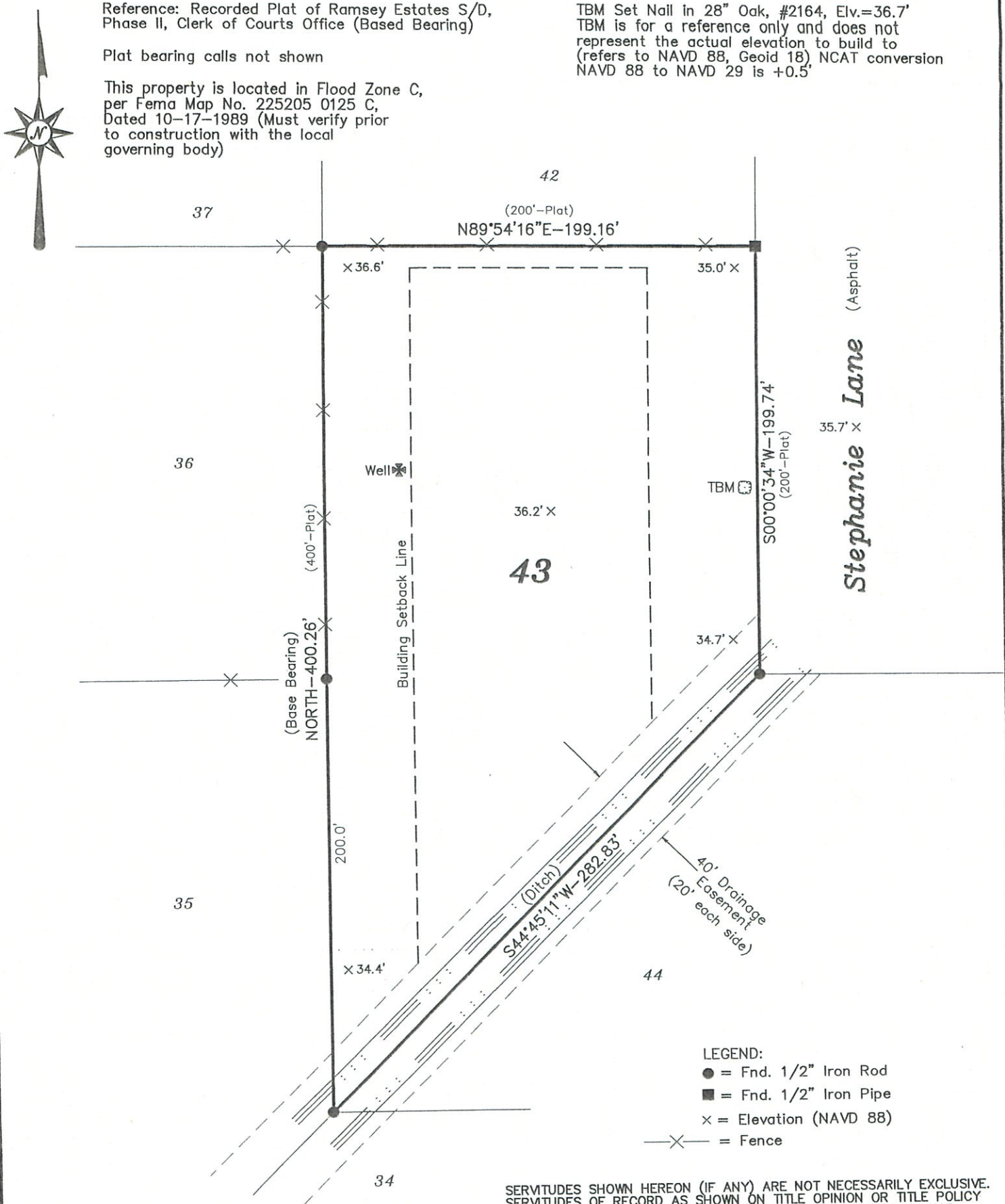
One (1) lot, #43, meas. 200' front on Stephanie Lane, by 200' on the north side, 282.8' on the southeast side, and 400' in the rear, Lake Ramsey Estates Sub. PH II, St. Tammany Parish, LA

Reference: Recorded Plat of Ramsey Estates S/D,
Phase II, Clerk of Courts Office (Based Bearing)

Plat bearing calls not shown

This property is located in Flood Zone C,
per Fema Map No. 225205 0125 C,
Dated 10-17-1989 (Must verify prior
to construction with the local
governing body)

TBM Set Nail in 28" Oak, #2164, Elv.=36.7'
TBM is for a reference only and does not
represent the actual elevation to build to
(refers to NAVD 88, Geoid 18) NCAT conversion
NAVD 88 to NAVD 29 is +0.5'



- LEGEND:
- = Fnd. 1/2" Iron Rod
 - = Fnd. 1/2" Iron Pipe
 - x = Elevation (NAVD 88)
 - X— = Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front: 50'
Side: 10'
Rear: 40'
Side Street: **

MAP PREPARED FOR **SUSANA & JOAQUIN PATINO VEGA**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 43, RAMSEY ESTATES S/D, PHASE II, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com

STATE OF LOUISIANA
Bruce M. Butler, III
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
12-20-24

Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3848-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Stephanie Lane, south of Elaine Lane, being Lot 43, Lake Ramsey Estates Subdivision, Phase II, Covington; S24, T6S, R10E;

Petitioner: Susana and Joaquin Vega
Owner: Susana and Joaquin Vega
Size: 1.4 acres

Council District: 3
Posted: June 7, 2024
Commission Hearing: July 2, 2024
Determination: Approved



Current Zoning
A-2 (Suburban District)
Requested Zoning

A-2 (Suburban District) and MHO (Manufactured Housing Overlay)

Future Land Use
Residential: Medium - Intensity

Flood Zone
Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage:
Yes

Elevation Requirements:

FFE is 37' (Proposed BFE) or 12" above crown of street – whichever is higher

FINDINGS

1. The applicant is requesting to rezone the 1.4-acre parcel from A-2 (Suburban District) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay). The property is located on the west side of Stephanie Lane, south of Elaine Lane, being Lot 43, Lake Ramsey Estates Subdivision, Phase II, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
95-078	Unknown	A-2
10-2234	A-2	A-2 Suburban District

Site and Structure Provisions

3. The site is currently undeveloped.

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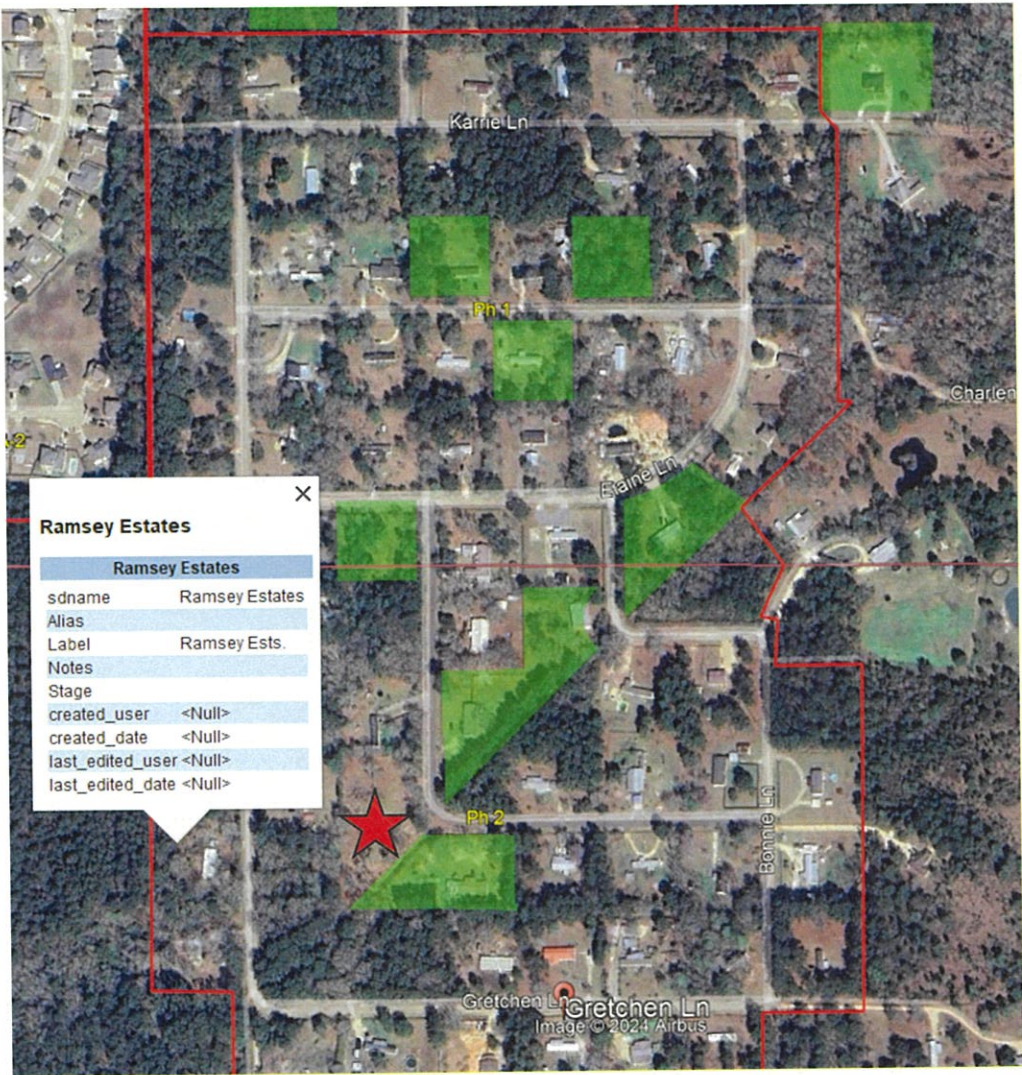
PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Manufactured Home)	A-2 Suburban District
South	Residential (Manufactured Home)	A-2 Suburban District and MHO Manufactured Housing Overlay
East (across Stephanie Lane)	Residential (Manufactured Home)	A-2 Suburban District and MHO Manufactured Housing Overlay
West (on Carol Lane)	Residential (Manufactured Home)	A-2 Suburban District

5. The subject property abuts A-2 Suburban District to the north and south, with the latter also containing the MHO Manufactured Housing Overlay. To the east also is a manufactured home which contains the A-2 Suburban District and MHO Manufactured Housing Overlay. Behind the subject property to the west is a property zoned A-2 Suburban District. All mentioned properties that are in the vicinity of the subject site appear to be occupied with a manufactured home.
6. Within the Ramsey Estates subdivision, there are multiple properties that have obtained the MHO Manufactured Housing Overlay as seen in the below map in green:



7. If approved, the applicant could apply for building permits to place one manufactured home on-site.

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Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

